



General Assembly

February Session, 2008

***Raised Bill No. 350***

LCO No. 1801

\*01801\_\_\_\_\_HSG\*

Referred to Committee on Select Committee on Housing

Introduced by:  
(HSG)

***AN ACT CONCERNING BACKGROUND CRIMINAL ACTIVITY CHECKS  
OF APPLICANTS FOR RENTAL HOUSING.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (NEW) (*Effective October 1, 2008*) In making a decision to  
2       rent a residential dwelling unit to a person who has filed a rental  
3       application, a landlord considering the history of criminal activity of  
4       such person shall be limited to consideration of each conviction of such  
5       person on a matter that is a class A felony that occurred not more than  
6       five years before the date of filing of the application.

7       Sec. 2. Section 8-45a of the general statutes is repealed and the  
8       following is substituted in lieu thereof (*Effective October 1, 2008*):

9       A housing authority, as defined in subsection (b) of section 8-39, in  
10      determining eligibility for the rental of public housing units may  
11      establish criteria and consider relevant information concerning (1) an  
12      applicant's or any proposed occupant's history of criminal activity  
13      involving: [(A) Crimes of physical violence to persons or property, (B)  
14      crimes involving the illegal manufacture, sale, distribution or use of, or  
15      possession with intent to manufacture, sell, use or distribute, a

16 controlled substance, as defined in section 21a-240, or (C) other  
 17 criminal acts which would adversely affect the health, safety or welfare  
 18 of other tenants] Conviction on any matter that is a class A felony that  
 19 occurred not more than five years before the date of application, (2) an  
 20 applicant's or any proposed occupant's abuse, or pattern of abuse, of  
 21 alcohol when the housing authority has reasonable cause to believe  
 22 that such applicant's or proposed occupant's abuse, or pattern of  
 23 abuse, of alcohol may interfere with the health, safety or right to  
 24 peaceful enjoyment of the premises by other residents, and (3) an  
 25 applicant or any proposed occupant who is subject to a lifetime  
 26 registration requirement under section 54-252 of the 2008 supplement  
 27 to the general statutes on account of being convicted or found not  
 28 guilty by reason of mental disease or defect of a sexually violent  
 29 offense. In evaluating any such information, the housing authority  
 30 shall give consideration to the time, nature and extent of the  
 31 applicant's or proposed occupant's conduct and to factors which might  
 32 indicate a reasonable probability of favorable future conduct such as  
 33 evidence of rehabilitation and evidence of the willingness of the  
 34 applicant, the applicant's family or the proposed occupant to  
 35 participate in social service or other appropriate counseling programs  
 36 and the availability of such programs.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2008</i>	New section
Sec. 2	<i>October 1, 2008</i>	8-45a

***Statement of Purpose:***

To limit consideration of criminal records of applicants or proposed occupants of rental residential housing to consideration of convictions on matters that are class A felonies occurring not more than five years before the date of application.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*